

Public Comment to Planning Commission re: Washoe Envision 2040

Good evening Planning Commissioners:

My name is Bari Levinson, representing the Sierra Club Great Basin Group. Thank you for the opportunity to let me speak about the Envision Washoe 2040 plan.

Sierra Club did engage with the electronic planning document and made several suggestions.

We are very appreciative of the addition to section NCR Principle 5.5 which provides for development of enhanced landscaping standards to mitigate air pollution. In particular, we would like to see the transition away from gas powered to electric powered landscape equipment. The gas-powered equipment is extremely polluting; it is an occupational hazard for the workers, as well as polluting the air for others in the work area. It is also a major source of noise pollution. Carbon dioxide emitted from operating a commercial leaf blower for one hour is equivalent to driving 1,100 miles in a Toyota Camry! We need to work toward a future powered by electricity, rather than dirty fossil fuels.

We also appreciate the addition to section RFC 6.2 which provides for support for alternative agriculture techniques including healthy soils initiatives. Sierra Club supports a Healthy Soils approach to all agriculture, where natural methods are utilized in lieu of chemical fertilizers, pesticides and herbicides. These natural agriculture methods develop and preserve a healthy mix of microorganisms, including fungi, bacteria, and insects, in the soil, which in turn improve crop yields, prevent contamination of water supplies, and are much healthier for human health as well as for our ecosystems.

We were somewhat disappointed in the lack of support for all-electric new construction in section AR Principle 3. While section 3.4 does support the development of renewable energy and infrastructure, there is no mention of electrification in all new buildings. Building operations account for about 28% of all greenhouse gas emissions. To combat climate change, we simply must transition away from gas infrastructure and toward electrification of all new buildings. This includes building codes that require all-electric appliances, EV chargers, and solar panels on all new construction. Electrical appliances, including heat pumps and electric water heaters, are more energy efficient and much less polluting than gas appliances. We should be discouraging gas infrastructure in all new buildings, which would save around \$8000 per home in construction costs! And we should be encouraging and supporting the rollout of EVs by making it easy for homeowners to charge at home.

Thank you for the tremendous work you have all done in developing the Envision 2040 plan, and for listening to the public in its development.

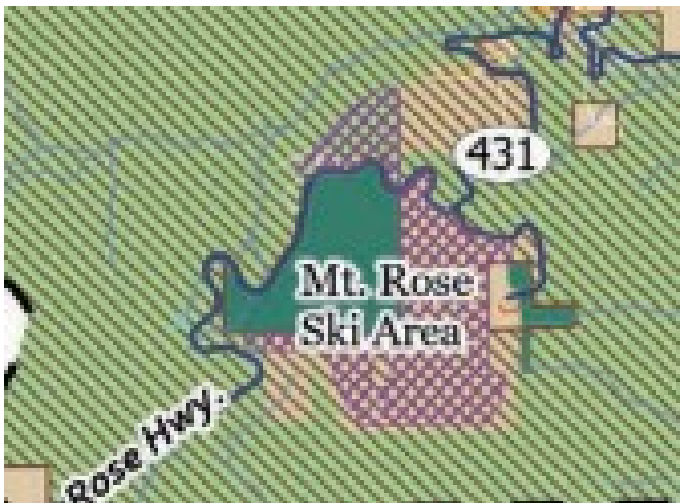
Oakley, Katherine

From: David Snelgrove <dsnelgrove@cfareno.com>
Sent: Monday, October 16, 2023 5:15 AM
To: Oakley, Katherine; Young, Eric
Cc: Greg Gavrilets; Edward Thomas, P.E., LEED AP
Subject: Comments regarding WMPA23-0007 & WDCA23-0002 relating to the MRRSA and Mt. Rose-Ski Tahoe

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Eric and Kat:

Regarding WMPA23-0007 - Looking at the mapping in the draft master plan update for the Forest Area Plan the mapping colors appear to not be wholly identifying where the MRRSA is located. I see that the ATOMA area has been added and that is appreciated as the USFS approval has been granted for that future expansion, however, the hatching and coloring can probably use some tune up for clarity before the update is finalized.



I could not find any reference to the Mount Rose Scenic Byway Corridor Management Plan that we had discussed during our meetings over the past year or so. I did find reference to the Washoe Valley Scenic Byway Corridor Management Plan and wondered why there was no reference to the Mt. Rose Plan.

Regarding WDCA23-0002, The changes to the Forest Area Plan Modifiers (Article 204) as they relate to Mt. Rose-Ski Tahoe and the MRRSA – I noticed that the acreage has not been updated for the MRRSA to include the additional acreage from the ATOMA area, which is approved through the USFS. Per our previously meetings, conversations, and the provision of the shapefile to define this area, it was understood that the total acreage would be updated such that it accurately reflects the area recognized on the mapping in the Forest Area portion of the Master Plan (image provided above in this email message). This needs to be updated to be consistent with the Master Plan amendment that is being reviewed by the Planning Commission. If you need a total area from the Mt. Rose-Ski Tahoe team (inclusive of the USFS approved ATOMA area addition), we can provide that prior to finalization of the DCA. I have provided a snapshot of the portion of the proposed updated text that is identified to be 110.204.30(c).

Section 110.204.30 Mt. Rose Resort Services Area (MRRSA). The MRRSA is enabled by consistent with the Truckee Meadows Regional Plan. It is established to preserve the history of resort destinations in the Forest planning area, to promote the economic viability of resort destination activities, and to ensure consistency with the regional form and pattern established in the regional plan. The area encompassed by the MRRSA is designated on Map 110.204.1 Forest Planning Area Communities Map and is subject to the following development standards and guidelines.

- (a) **Purpose and Intent.** The purpose of the MRRSA is to establish and define the character, uses and limitations for the long-term planning of the Mt. Rose-Ski Tahoe Resort in coordination and consistent with the United States Forest Service (USFS) Plan that has been adopted by the USFS (Mt. Rose/Slide Mt. Master Development Plan, October 2003). Mt. Rose-Ski Tahoe has served for more than 44 years as the local ski resort for the residents of Washoe County. It has also benefited the tourism sector of the local economy by providing a recreational experience that is not typically found in close proximity to urban areas. The MRRSA is intended to recognize the long term needs of Mt. Rose-Ski Tahoe to modernize and remain competitive in the dynamic ski resort industry while assuring the goals and policies of the Truckee Meadows Regional Plan and the Washoe County Master Plan are achieved.
- (b) **Procedures.** Development within the MRRSA will follow the review procedures (i.e., tent maps, special use and administrative permits) as they are established in the Washoe County Development Code for the land uses designations included in the MRRSA.
- (c) **Land Use Designations.** A possible approach to the designation of land uses is shown below. The ultimate designation of land uses will permit the establishment of various forms of lodging, including interval or timeshare units.

LAND USE DESIGNATION	ACRES
Parks and Recreation	413.5
Tourist Commercial	44.7

- (d) **Circulation and Access.** Mt. Rose – Ski Tahoe will continue to obtain vehicular access, directly and indirectly, from Mt. Rose Highway (State Highway 431). The Mt. Rose Base I

#Item 8A
Pat Davison

October 16, 2023

Washoe County Planning Commission
1001 East Ninth Street
Reno, NV 89512-2845

RE: Master Plan Amendment Case # WMPA 23-0007

Chair Pierce and Commissioners:

My name is Pat Davison. I live in Rancho Haven, a small residential community at the far northern end of Red Rock Road between Petersen Mountain and the Sand Hills. My interest is in increasing the supply of affordable/attainable housing for existing and future residents.

My only substantive comment on the draft Master Plan relates to Chapter 3, the Implementation Matrix. While I understand that the Implementation Matrix is not intended to be a list of actions and deadlines, I do think more emphasis should be given to the Master Plan actions associated with Housing.

I am respectfully requesting that you add a new overall "MASTER PLAN HOUSING PROGRESS REPORT" as an annual feature of Planning Commission and County Commission meetings. The annual report can start in the Fall of 2024 to give staff time to schedule this in with other planning reports.

Giving this report some prominence sends a stronger message and sense of urgency about the County's commitment to increasing the supply of needed housing. Making this report date certain notifies staff, decision makers, the media, housing advocates, and the public that you are serious about measuring progress and taking corrective action.

Any plan is only as good as its implementation. Knowing where we have met our Master Plan goals and where we have not is, in my opinion, a pretty important piece of information for all of us to have on a yearly basis.

Thank you for considering this request for an annual "MASTER PLAN HOUSING PROGRESS REPORT." I am happy to answer any questions you may have.



Pat Davison
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Non-Substantive Changes

- 1) Chapter 2 - remove Bold from letter/period P. – pages 31, 33, 35, 37, 39, 41, 55; also fix size of P for odd numbered pages 29, 43, 45, 47, etc.

- 2) Chapter 2 – Vision – Regional Form and Coordination – page 36 acreage amounts
 - “approximately 80% of the unincorporated County being federally managed (Map 4)” – of the remaining 20%, how much is State of NV, County, Other Govt., and Private? Please show acreage amounts somewhere in the Master Plan - I could not find it.

- 3) Chapter 2 – Vision – Regional Form and Coordination – page 36 - Map 4 Federally Managed Lands in Washoe County
 - State of NV is not Federally Managed Lands
 - Not sure if intent of map is to show land management by entity i.e. USA, State of NV, Reno and Sparks, Other Govt., OR all ownership (private, County, State, Other Govt., Federal) – those are two different criteria – please decide on purpose of map and make changes

- 4) Chapter 3 – Implementation – page 161, 4th paragraph, 5th line – correct spelling of housing

- 5) Peterson Mountain – need to correct the spelling by replacing the o with an e: Petersen
 - Chapter 3 Implementation/Cold Springs, page 171
 - Chapter 4 Appendix – for the future update of the 2008 Washoe County Regional Open Space & Natural Resource Management Plan – all maps – text on pages 17 and 21